

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

XXXX, Paul M. Grimm, Jr., and Sandra L. Grimm, his wife, legal owners of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1802.3B (III) "A" C.2 1945 Regulations) to

permit a front yard setback of 23' instead of the required average 25'.

Section 1800.1 to permit a rear yard setback of 13' instead of the required 25'.

for an accessory structure (garage).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1) The house which was built in 1953 according to a design similar to most of the houses in the immediate area is built exactly on the 25' setback line but the second floor extends outward 2' creating the 2' overhang.

2) The garage which was built in 1956 was placed so that the southwest corner of the garage is only 2 feet, plus or minus, from the property line.

Property is to be posted and advertised as prescribed by Zoning Regulations.

If we agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser

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1. PETITION FOR VARIANCES

SE/S of Greystone Rd., 154'

NE of Seven Oak Rd., 13th District

PAUL M. GRIMM, JR., et ux,

Petitioners

BEFORE THE ZONING COMMISSIONER

CF BALTIMORE COUNTY

Case No. 80-199-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

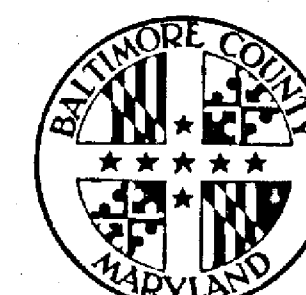
me of any hearing date or dates which may be now or hereafter designated therefore,

and of the passage of any preliminary or final Order in connection therewith.

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

David M. Lyon, Esquire  
9051 Baltimore National Pike  
Ellicott City, Maryland 21043

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 30th day of January, 1980.

WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Paul M. Grimm, et ux

Petitioner's Attorney David M. Lyon

Reviewed by: Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 25, 1980

David M. Lyon, Esquire  
9051 Baltimore National Pike  
Ellicott City, Maryland 21043

RE: Item No. 124  
Petitioner - Grimm  
Variance Petition

Dear Mr. Lyon:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your clients' proposal to legalize the existing front setback of the dwelling and detached garage in the rear yard, this Variance petition is required. As indicated in the comments from the Bureau of Engineering, it is my understanding that you are negotiating with the Baltimore County Bureau of Land Acquisition in order to acquire the easement over which the existing garage encroaches. From conversation with the representative from the Bureau of Engineering, if this is done, this department will have no further comment.

Enclosed are all comments submitted to this office from the Committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC/sf  
Enclosures

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

January 30, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #124 (1979-1980)  
Property Owner: Paul M. & Sandra L. Grimm  
S/S Greystone Rd. 154' N/E Seven Oak Rd.  
Existing Zoning: DR 5.5  
Proposed Zoning: Variance to permit a front setback of 23' in lieu of the required 25' and a setback of 2' in lieu of the required 2.5' for an accessory structure.  
Acres: 0.121 District: 13th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### General:

This property comprises Lot 3, Block 2 of the plat "Part of Leeds", recorded T.B.S. 16, Folio 27. There is a dwelling and garage on this site. The garage is indicated as being contiguous to a 10-foot easement and within a 5-foot easement for Baltimore County 42-inch R.C.C.P. storm drain system within the 10-foot easement centered upon the division line between this Lot 3 and the adjacent Lot 2. No Baltimore County utilities exist within the 5-foot easement.

The Petitioner's counsel has advised this office that the Petitioner is aware that no encroachment by construction of any structure, including footings, is permitted within County rights-of-way and utility easements, and proposes negotiation with the Baltimore County Bureau of Land Acquisition in this regard.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 124 (1979-1980).

Very truly yours,

ELLISWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:SS

cc: J. Wimbley, J. Somers, J. Redmond

G-SW Key Sheet  
15 SW 16 Pos. Sheet  
SW 4 D Topo  
101 Tax Map

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

February 22, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond

Comments on Item #124, Zoning Advisory Committee Meeting, December 18, 1979, are as follows:

Property Owner: Paul M. and Sandra L. Grimm  
Location: SE/S Greystone Road 154' NE Seven Oak Rd.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a front setback of 23' in lieu of the required 25' and a setback of 2' in lieu of the required 2.5' for an accessory structure  
Acres: 0.121  
District: 13th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley  
Planner III  
Current Planning and Development

BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., MPH  
DEPUTY STATE & COUNTY HEALTH OFFICER

February 5, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #124, Zoning Advisory Committee Meeting of December 18, 1979, are as follows:

Property Owner: Paul M. & Sandra L. Grimm  
Location: SE/S Greystone Rd. 154' NE Seven Oak Rd.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a front setback of 23' in lieu of the required 25' and a setback of 2' in lieu of the required 2.5' for an accessory structure.  
Acres: 0.121  
District: 13th

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJF/fth





BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 86319

DATE March 14, 1980 ACCOUNT 01-662

RECEIVED FROM Goffman & Goffman AMOUNT \$25.00

FOR Filing Fee for Case No. 80-199-A

CO 148MR 5 25.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 86375

DATE April 1, 1980 ACCOUNT 01-662

RECEIVED FROM Paul Grimm, Jr. AMOUNT \$111.04

FOR Advertising and Posting for Case No. 80-199-A

CO 2 70.12R 1 44.04

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 10 day of Dec, 1979.\*

Filing Fee \$ 25 Received: ☒ Check ☐ Cash ☐ Other

#124

Petitioner Grimm Submitted by Grimm  
Petitioner's Attorney Grimm Reviewed by Grimm

William E. Hammond, Zoning Commissioner

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION FOR VARIANCE  
13th DISTRICT

ZONING: Petition for Variance for front and rear yard setbacks.

LOCATION: Southeast side of Greystone Road, 154 feet Northeast of Seven Oak Road.

DATE & TIME: Tuesday, April 1, 1980 at 9:30 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance to permit a front yard setback of 25 feet instead of the required average 25 feet and to permit a rear yard setback of 15 feet instead of the required 15 feet for an accessory structure (garage).

The Zoning Regulations to be excepted as follows:

Section 1802.3B - Standards Applicable to Existing Developments

Section III "A" C.2 - Area Regulations

Section 400.1 - Accessory Buildings in Residence Zones

All that parcel of land in the Thirteenth District of Baltimore County.

Beginning at a point on the South side of Greystone Road, 154 feet Northeast of the centerline of Seven Oak Road and known as lot 2, block 2 as shown on the plat of "Lands" which is recorded in the Land Records of Baltimore County in Liber 16, Folio 27. Also known as 1207 Greystone Road.

Being the property of Paul M. Grimm, Jr., et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, April 1, 1980 at 9:30 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
Mar. 18.

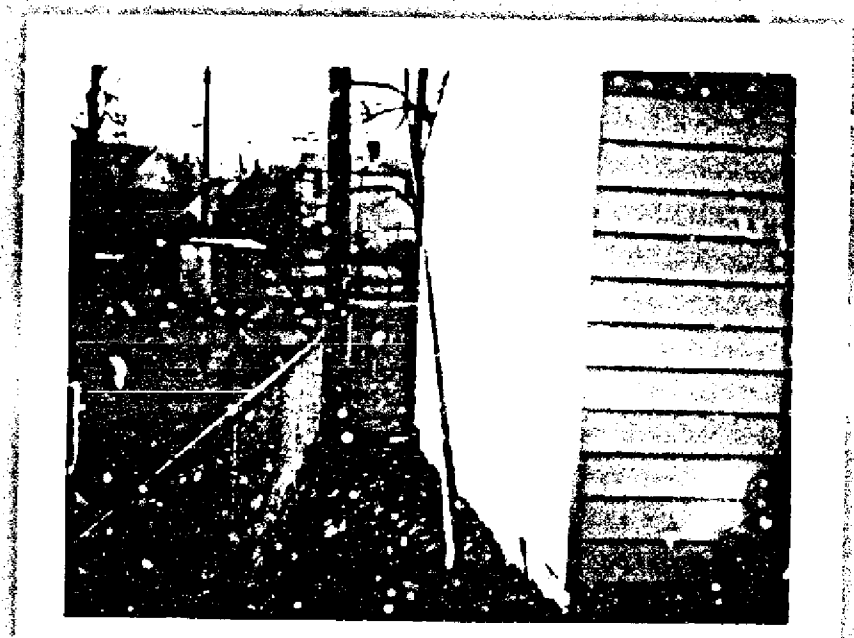
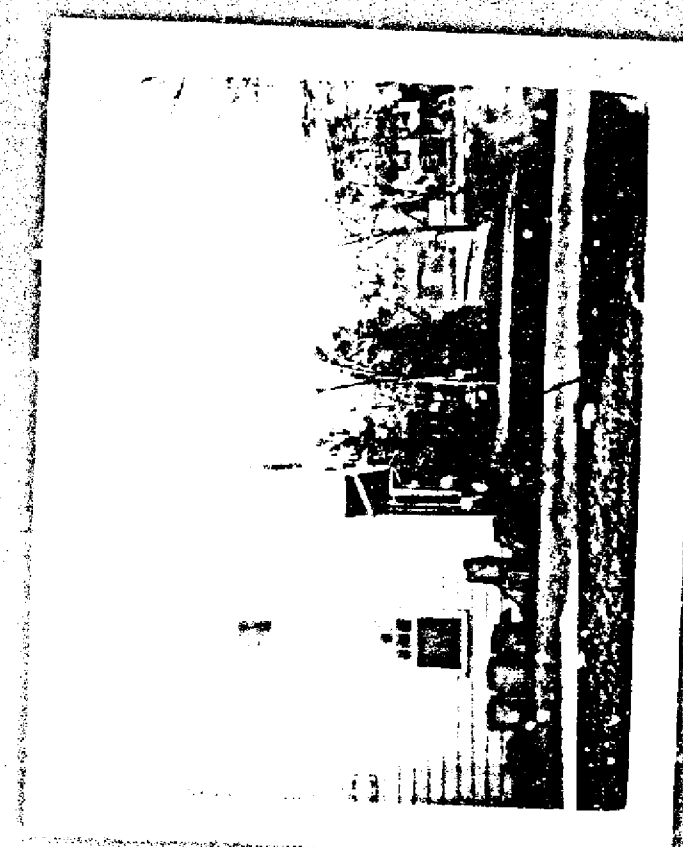
CERTIFICATE OF PUBLICATION

TOWSON, MD., March 13, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~successive~~ of one time ~~successive~~ weeks before the 1st day of April, 1980., the first publication appearing on the 13th day of March, 1980.

THE JEFFERSONIAN,  
L. Frank Sturges  
Manager.

Cost of Advertisement, \$ \_\_\_\_\_



IN THE CIRCUIT COURT  
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff  
VS.  
Defendant

CERTIFICATE OF PUBLICATION OF

PUBLIC NOTICE

PETITION FOR VARIANCE  
13th District

ZONING: Petition for Variance for front and rear yard setbacks.

LOCATION: Southeast side of Greystone Road, 154 feet Northeast of the centerline of Seven Oak Road and known as lot 2, block 2 as shown on the plat of "Lands" which is recorded in the Land Records of Baltimore County in Liber 16, Folio 27. Also known as 1207 Greystone Road.

Being the property of Paul M. Grimm, Jr., et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, April 1, 1980 at 9:30 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Mar. 18.

THIS IS TO CERTIFY, that the annexed advertisement of Baltimore County Office of Central Services

Petition for Variance 13th. District

was inserted in the following:

- ☐ Catonsville Times
- ☒ Arbutus Times

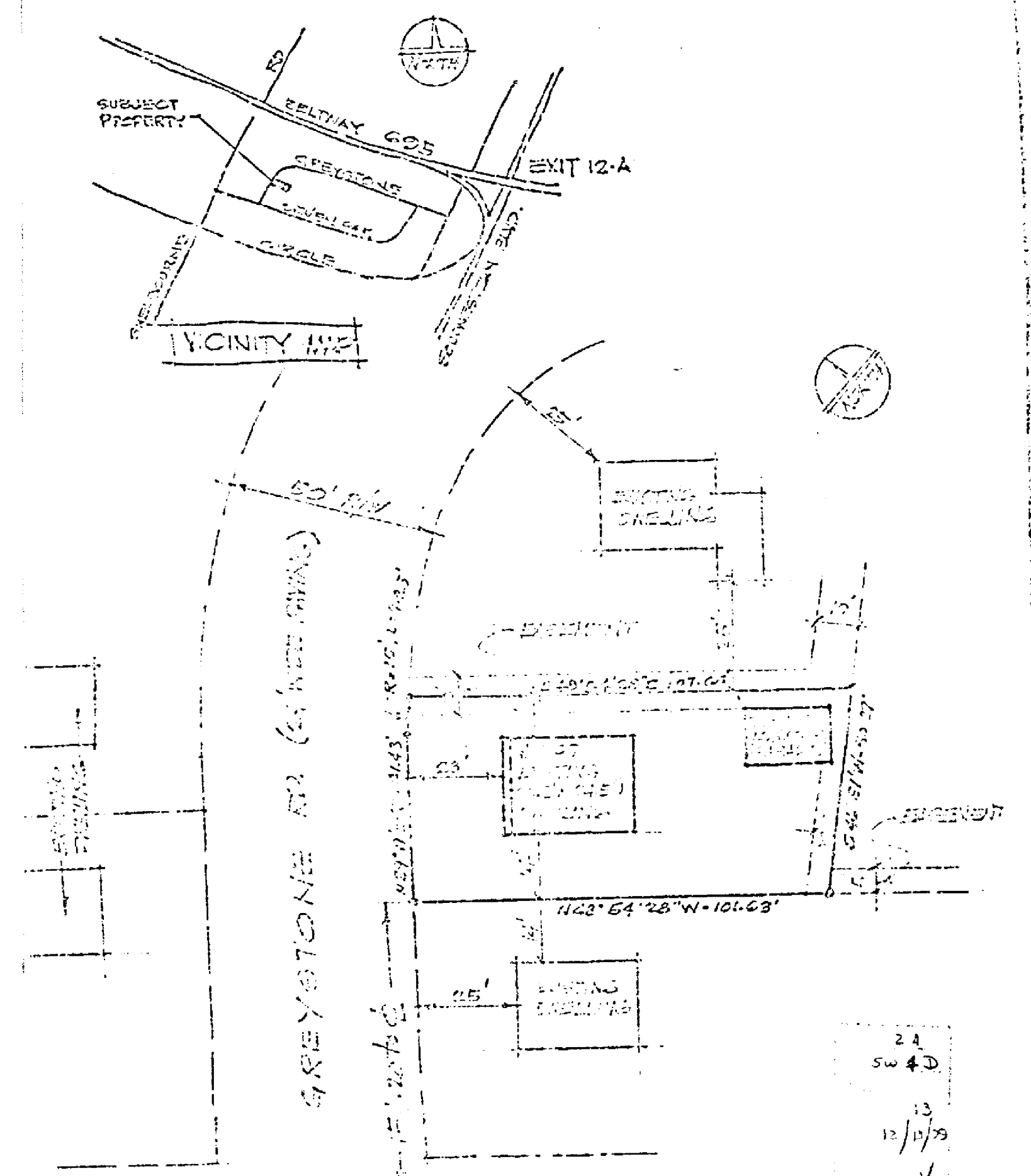
weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 14th day of March, 1980 that is to say, the same was inserted in the issues of 3/13/80

COLUMBIA PUBLISHING CORP.

By Jane Nunn

Office of  
**COLUMBIA**  
Publishing Corp.  
10750 Little Patuxent Pkwy  
Columbia, MD 21044

March 13, 19 80

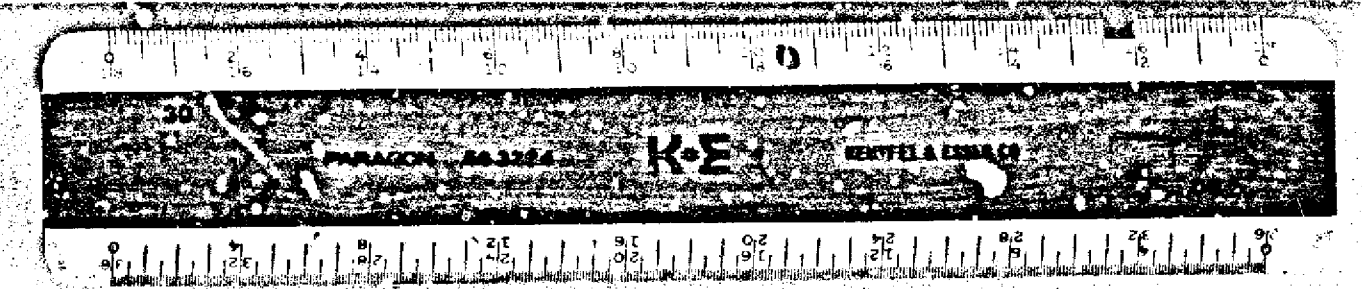


PLOT TO ACCOMPANY ZONING VARIANCE  
FOR PAUL & SANDRA GRIMM JR.  
13th DISTRICT  
ZONE: D.R. 5.5  
LOT, BLK. 2  
BLOCK 15, FOLIO 27  
Public Utilities Trading in the SE  
SOLAR 1-7-80

OWNER WILL TAKE FULL RESPONSIBILITY  
AS TO THE INFORMATION PROVIDED ON  
SAID PLOT PREPARED BY BALTO. CO.

DATE \_\_\_\_\_ DATE \_\_\_\_\_

DATE \_\_\_\_\_ DATE \_\_\_\_\_



# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

XXXX, Paul M. Grimm, Jr., and Sandra L. Grimm, his wife, legal owners of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1802.3B (III) "A" C.2 1945 Regulations) to

permit a front yard setback of 23' instead of the required average 25'.

Section 1800.1 to permit a rear yard setback of 13' instead of the required 25'.

for an accessory structure (garage).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

- 1) The house which was built in 1953 according to a design similar to most of the houses in the immediate area is built exactly on the 25' setback line but the second floor extends outward 2' creating the 2' overhang.
- 2) The garage which was built in 1956 was placed so that the southwest corner of the garage is only 2 feet, plus or minus, from the property line.

Property is to be posted and advertised as prescribed by Zoning Regulations.

If we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser

Address

Address 1207 Jaylawn Rd. 21229

David M. Lyon

Petitioner's Attorney

Protestant's Attorney

Address 9051 Baltimore National Pike  
Ellicott City, MD 21043

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day

of January 1980 that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of April 1980 at 9:30 o'clock

A.M.

(over)

1. PETITION FOR VARIANCES

SE/S of Greystone Rd., 154'  
NE of Seven Oak Rd., 13th District

PAUL M. GRIMM, JR., et ux,  
Petitioners

BEFORE THE ZONING COMMISSIONER

CF BALTIMORE COUNTY

Case No. 80-199-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefore,

and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
People's Counsel for Baltimore County  
County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 19th day of March, 1980, a copy of the foregoing

Order was mailed to David M. Lyon, Esquire, 9051 Baltimore National Pike, Ellicott City,

Maryland 21043, Attorney for Petitioners.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

David M. Lyon, Esquire  
9051 Baltimore National Pike  
Ellicott City, Maryland 21043

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 30th day of January, 1980.

WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Paul M. Grimm, et ux

Petitioner's Attorney David M. Lyon

Reviewed by: Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 25, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cc:

Nicholas B. Commodari  
Chairman

MEMBERS

Bureau of  
Engineering  
Department of  
Traffic Engineering  
State Roads Commission  
Bureau of  
Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial  
Development

David M. Lyon, Esquire  
9051 Baltimore National Pike  
Ellicott City, Maryland 21043

RE: Item No. 124  
Petitioner - Grimm  
Variance Petition

Dear Mr. Lyon:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your clients' proposal to legalize the existing front setback of the dwelling and unattached garage in the rear yard, this Variance petition is required. As indicated in the comments from the Bureau of Engineering, it is my understanding that you are negotiating with the Baltimore County Bureau of Land Acquisition in order to acquire the easement over which the existing garage encroaches. From conversation with the representative from the Bureau of Engineering, if this is done, this department will have no further comment.

Enclosed are all comments submitted to this office from the Committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC/sf  
Enclosures



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

January 30, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #124 (1979-1980)  
Property Owner: Paul M. & Sandra L. Grimm  
S/S Greystone Rd. 154' N/E Seven Oak Rd.  
Existing Zoning: DR 5.5  
Proposed Zoning: Variance to permit a front setback of 23' in lieu of the required 25' and a setback of 2' in lieu of the required 2.5' for an accessory structure.  
Acres: 0.121 District: 13th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lot 3, Block 2 of the plat "Part of Leeds", recorded T.B.S. 16, Folio 27. There is a dwelling and garage on this site. The garage is indicated as being contiguous to a 10-foot easement and within a 5-foot easement for Baltimore County, which easement strips are shown on the aforesaid record plat. There is a Baltimore County 42-inch R.C.C.P. storm drain system within the 10-foot easement centered upon the division line between this Lot 3 and the adjacent Lot 2. No Baltimore County utilities exist within the 5-foot easement.

The Petitioner's counsel has advised this office that the Petitioner is aware that no encroachment by construction of any structure, including footings, is permitted within County rights-of-way and utility easements, and proposes negotiation with the Baltimore County Bureau of Land Acquisition in this regard.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 124 (1979-1980).

Very truly yours,

Ellsworth N. Diver, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:SS

cc: J. Wimbley, J. Somers, J. Redmond

G-SW Key Sheet  
15 SW 16 Pos. Sheet  
SW 4 D Topo  
101 Tax Map



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

February 22, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond

Comments on Item #124, Zoning Advisory Committee Meeting, December 18, 1979, are as follows:

Property Owner: Paul M and Sandra L. Grimm  
Location: SE/S Greystone Road 154' NE Seven Oak Rd.  
Existing Zoning: D.R.5.5  
Proposed Zoning: Variance to permit a front setback of 23' in lieu of the required 25' and a setback of 2' in lieu of the required 2.5' for an accessory structure  
Acres: 0.121  
District: 13th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley  
John L. Wimbley  
Planner III  
Current Planning and Development



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., MPH  
DEPUTY STATE & COUNTY HEALTH OFFICER

February 5, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #124, Zoning Advisory Committee Meeting of December 18, 1979, are as follows:

Property Owner: Paul M. & Sandra L. Grimm  
Location: SE/S Greystone Rd. 154' NE Seven Oak Rd.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a front setback of 23' in lieu of the required 25' and a setback of 2' in lieu of the required 2.5' for an accessory structure.  
Acres: 0.121  
District: 13th

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJF/fth



ORDER RECEIVED FOR FILING

DATE April 23, 1980

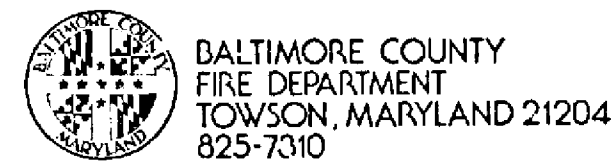
BY *[Signature]*  
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of April, 1980, that the herein Petition for Variances to permit a front yard setback of twenty-three feet in lieu of the required twenty-five feet, for the expressed purpose of allowing for the two foot overhang of the second floor of the existing dwelling, and a rear yard setback of one and one-half feet in lieu of the required two and one-half feet, for the expressed purpose of continuing to maintain the existing accessory structure, to wit, garage, in its present location, all in keeping with the site plan filed with this Petition and contained in this file, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Any addition to the first floor of the existing dwelling shall not encroach upon the twenty-five foot setback.
2. No addition to the existing garage shall be made to increase the encroachment into the required rear yard setback.
3. Upon the removal or razing of the existing garage, any new construction shall conform with the rear yard setback in existence at such time as the new construction is to occur.
4. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

*[Signature]*  
Zoning Commissioner of  
Baltimore County



PAUL H. REINCKE  
CHIEF

January 24, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Paul M. and Sandra L. Grimm

Location: SE/S Greystone Rd. 154' NE Seven Oak Rd.

Item No: 124 Zoning Agenda: Meeting of 12/18/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or        feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at        EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED *[Signature]* 1-25-80  
Planning Group  
Special Inspection Division

Noted and Approved: *[Signature]*  
Fire Prevention Bureau



Baltimore County  
Department of Permits and Licenses  
TOWSON, MARYLAND 21204  
(301) 494-3610

Ted Zaleski, Jr.  
DIRECTOR

January 8, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #124 Zoning Advisory Committee Meeting, December 18, 1979 are as follows:

Property Owner: Paul M. & Sandra L. Grimm  
Location: SE/S Greystone Road 154' NE Seven Oak Road  
Existing Zoning: D.R. 5-5  
Proposed Zoning: Variance to permit a front setback of 23' in lieu of the required 25' and a setback of 2' in lieu of the required 2.5' for an accessory structure.

Acres: 0.121  
District: 13th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, and other applicable codes.

X B. A building permit shall be required

C. Additional        Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

X G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line. Wall facing property line shall be made to comply with Code. 3/4 hour rating is required.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section       

I. No Comment.

J. Comment:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

*[Signature]*  
Charles E. Burnham, Chief  
Plans Review

CED:rrj

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: December 17, 1979

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: December 18, 1979

RE: Item No: 117, 119, 120, 121, 122, 123, 124

Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

*[Signature]*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
John D. Seyffert, Director  
Office of Planning and Zoning  
TO:         
FROM:         
SUBJECT: Petition No. 80-199-A Item 124

Date: March 11, 1980

Petition for Variance for front and rear yard setbacks  
Southeast side of Greystone Road, 154 feet Northeast of Seven Oak Road  
Petitioner - Paul M. Grimm, Jr., et ux

Thirteenth District

HEARING: Tuesday, April 1, 1980 (9:30A.M.)

There are no comprehensive planning factors requiring comment on this petition.

*[Signature]*  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:ab

1-Sign 80-199-A

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th Date of Posting: MARCH 15, 1980  
Posted for: PETITION FOR VARIANCE  
Petitioner: PAUL M. GRIMM, JR., ET UX  
Location of property: SE/S GREYSTONE ROAD, 154' NE OF SEVEN OAK RD  
Location of Sign: FRONT 1207 GREYSTONE RD.  
Remarks: Thomas E. McLeod  
Posted by: Thomas E. McLeod Signature Date of return: MARCH 21, 1980

### PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>MM</u>	Revised Plans: Change in outline or description <u>      </u> Yes <u>      </u> No									
Previous case: <u>      </u>	Map # <u>      </u>									

April 23, 1980

David M. Lyon, Esquire  
9051 Baltimore National Pike  
Ellicott City, Maryland 21043

RE: Petition for Variances  
SE/S of Greystone Road, 154' NE  
of Seven Oak Road - 13th Election  
District  
Paul M. Grimm, Jr., et ux -  
Petitioners  
NO. 80-199-A (Item No. 124)

Dear Mr. Lyon:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/arl

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 86319

DATE March 14, 1980 ACCOUNT 01-662

RECEIVED FROM Goffman & Goffman AMOUNT \$25.00

FOR Filing Fee for Case No. 80-199-A

CO 148MR 5 25.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 86375

DATE April 1, 1980 ACCOUNT 01-662

RECEIVED FROM Paul Grimm, Jr. AMOUNT \$111.04

FOR Advertising and Posting for Case No. 80-199-A

CO 2 7012R 1 4404

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 10 day of Dec, 1979.\*

Filing Fee \$ 25 Received: ☒ Check  
☐ Cash  
☐ Other

#124

Petitioner Grimm Submitted by Lyon  
Petitioner's Attorney Lyon Reviewed by Wor

William E. Hammond, Zoning Commissioner

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION FOR VARIANCE  
13th DISTRICT

ZONING: Petition for Variance for front and rear yard setbacks.

LOCATION: Southeast side of Greystone Road, 154 feet Northeast of Seven Oak Road.

DATE & TIME: Tuesday, April 1, 1980 at 9:30 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a front yard setback of 25 feet instead of the required average 35 feet and to permit a rear yard setback of 15 feet instead of the required 14 feet for an accessory structure (garage).

The Zoning Regulations to be excepted as follows:

Section 1802.3B - Standards Applicable to Existing Developments

Section III "A" C.2 - Area Regulations

Section 400.1 - Accessory Buildings in Residence Zones

All that parcel of land in the Thirteenth District of Baltimore County

Beginning at a point on the South side of Greystone Road, 154 feet Northeast of the centerline of Seven Oak Road and known as lot 2, block 2 as shown on the plat of "Lands" which is recorded in the Land Records of Baltimore County in Liber 16, Folio 27. Also known as 1207 Greystone Road.

Being the property of Paul M. Grimm, Jr., et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, April 1, 1980 at 9:30 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
Mar. 18.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 13, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~successive~~ one time before the 1st day of April, 1980, the first publication appearing on the 13th day of March, 1980.

THE JEFFERSONIAN,  
L. Frank Sturges  
Manager.

Cost of Advertisement, \$ \_\_\_\_\_

PUBLIC NOTICE

PETITION FOR VARIANCE  
13th District

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Being the property of Paul M. Grimm, Jr., et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, April 1, 1980 at 9:30 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Mar. 18.

IN THE CIRCUIT COURT  
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff \_\_\_\_\_  
vs.  
Defendant \_\_\_\_\_

CERTIFICATE OF PUBLICATION OF \_\_\_\_\_

Office of  
**COLUMBIA**  
Publishing Corp.  
10750 Little Patuxent Pkwy  
Columbia, MD 21044

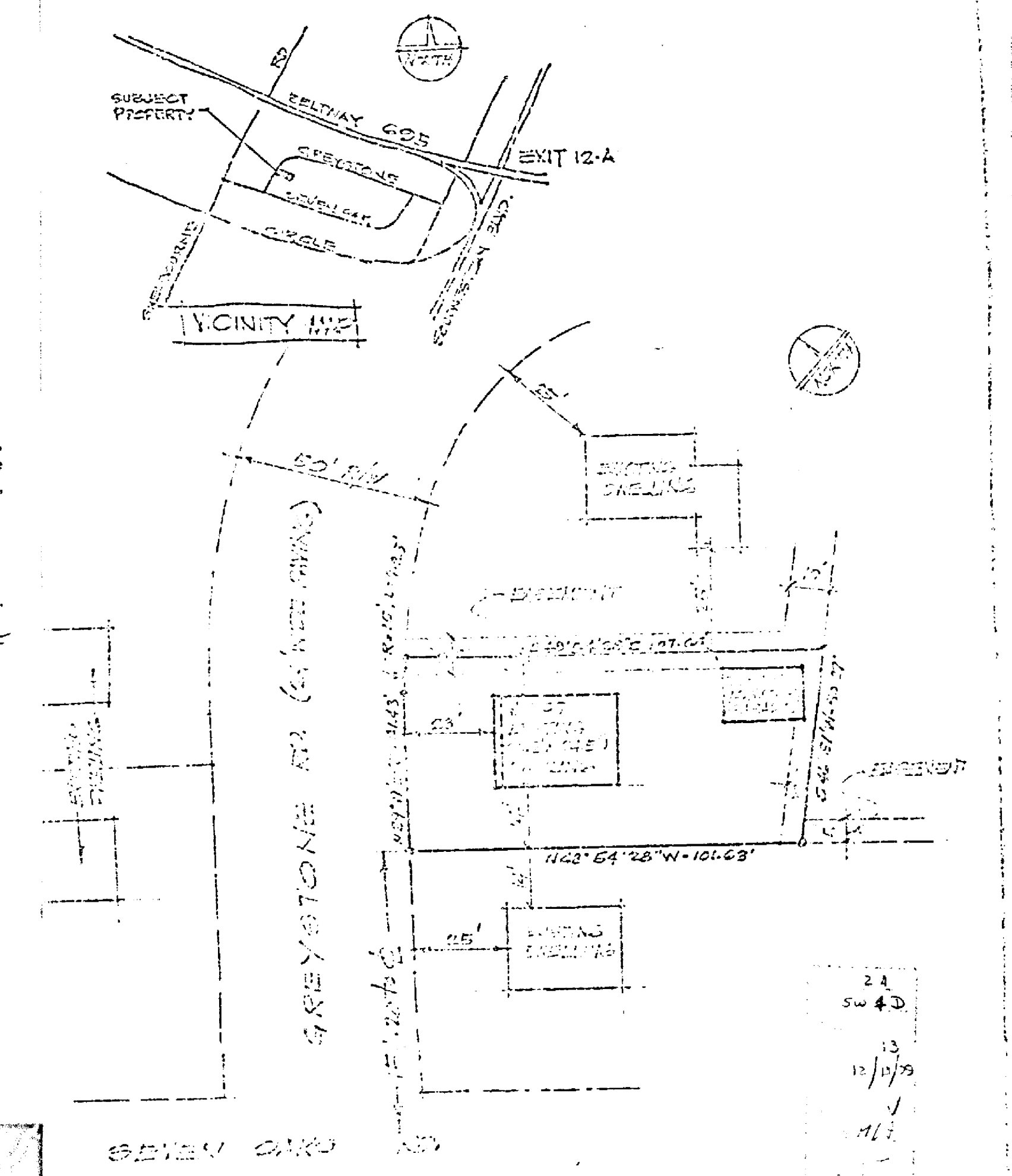
March 13, 19 80

THIS IS TO CERTIFY, that the annexed advertisement of Baltimore County Office of Central Services  
Petition for Variance 13th. District  
was inserted in the following:

☐ Catonsville Times  
☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 14th day of March, 1980 that is to say, the same was inserted in the issues of 3/13/80

COLUMBIA PUBLISHING CORP.  
By Jane Nunn



PLOT TO ACCOMPANY ZONING VARIANCE  
FOR PAUL & SANDRA GRIMM JR.  
13th DISTRICT  
ZONE: D.R. 5.5  
LOT, BLK. 2  
BLOCK 15, FOLIO 27  
Public Utilities Trading in the SE  
SOLAR 1-7-80

OWNERS WILL TAKE FULL RESPONSIBILITY  
AS TO THE INFORMATION PROVIDED ON  
SAID PLOT PREPARED BY BALTO. CO.

DATE \_\_\_\_\_ DATE \_\_\_\_\_  
DATE \_\_\_\_\_ DATE \_\_\_\_\_

